



**19 Part Street
Southport, Pr8 1HX, £230,000
'Subject to Contract'**

Located in close proximity to the plentiful Southport Town Centre amenities, this deceptively spacious, semi-detached family house provides a blank canvas in which to modernise and improve. A generous hallway leads to large through lounge/diner, morning room and kitchen. To the first floor there are three bedrooms and a bathroom with separate Wc. Off road parking is available to front and access to a courtyard style rear garden leads to an adjoining garage with remote roll shutter door leading to Yellow House lane at the rear and provides further off road parking. With its prime location, this property offers easy access to a wealth of amenities, shops, restaurants, and leisure facilities. For commuters, the convenient train links on the Southport to Manchester Piccadilly line ensure effortless travel to the city and beyond, making this the perfect place to call home for families and professionals alike.

Enclosed Entrance Vestibule

Upvc double glazed double outer doors, tiled walls and glazed inner door leading to...

Entrance Hall

Stairs lead to first floor with handrail, spindles and newel post, under stairs storage recess and cupboard and 'Karndean' flooring is laid.

Through Lounge/ Diner - 8.81m x 3.66m (28'11" overall measurements x 12'0" into recess)

Upvc double glazed bay window to front of property, large exposed brick-built fireplace and surround with tiled hearth and wooden mantle piece, open plan lounge through to dining room with Upvc double glazed window overlooking enclosed courtyard at the rear. Coving and two ceiling roses.

Morning Room - 4.52m x 3.07m (14'10" x 10'1")

Upvc double glazed side window, woodgrain laminate style flooring, picture rail and glazed folding door with step leading down to...

Kitchen - 3.99m x 3.1m (13'1" x 10'2")

Upvc double glazed door and windows lead to enclosed courtyard. A range of built in base units include cupboards and drawers, wall cupboards and working surfaces. One and half bowl sink unit with mixer tap and drainer, appliances comprise of electric oven with four ring electric hob and concealed extractor above. Plumbing is available for dishwasher and conventional style central heated boiler system is situated to recess under working surfaces and breakfast bar. Part wall tiling and tiled flooring.

First Floor

Split level landing access with two loft points.

Bedroom 1 - 4.04m x 5.08m (13'3" x 16'8" from rear of wardrobes into recess)

Upvc double glazed window to front of property, fitted wardrobes, picture rail and coving.

Bedroom 2 - 3.84m x 3.2m (12'7" x 10'6" to chimney breast)

Upvc double glazed window to rear of property, picture rail and coving.

Bedroom 3 - 3.99m x 3.07m (13'1" from rear of wardrobes into recess x 10'1")

Opaque Upvc double glazed window and fitted wardrobes with flyover storage cupboards to one wall.

Bathroom - 2.06m x 2.87m (6'9" x 9'5")

Opaque Upvc double glazed window, three-piece suite comprising of twin grip panelled bath with mixer tap, pedestal wash hand basin with midway wall tiling and corner step in shower enclosure with electric shower unit, part wall tiling and close board panelled ceiling with recessed spotlighting and extractor.

WC - 1.8m x 1.52m (5'11" x 5'0")

Opaque Upvc double glazed window, low level Wc and pedestal wash hand basin. Mid way wall tiling, vanity wall mirror with wall light points.

Outside

Gardens arranged for ease of maintenance with front block paved driveway access providing of road parking and leading via secure side access to enclosed courtyard and rear of property. There is also feature monkey puzzle tree to the front paved area. Side courtyard comprises predominantly of flagged patio with Astro turf lawn, established shrub and bushes to borders, private, not directly overlooked with gate leading to further enclosed courtyard and adjoining garage with low level Wc and wash hand basin. Garage measures 22'10" x 9'11" overall measurements with remote roll shutter electric door access providing further off-road parking just off Yellow House Lane in Southport, electric light and power supply.

Council Tax

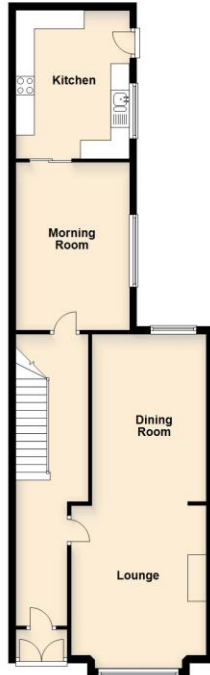
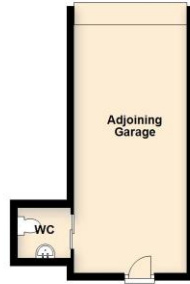
Sefton MBC band C.

Tenure

Freehold.



Ground Floor



First Floor



Floor plans are for illustration only and not to scale.
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